



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT

Tentative Notice of Action

Promoting the wise use of land
Helping build great communities

MEETING DATE February 3, 2006	CONTACT/PHONE Karen Nall	APPLICANT Mike Knodl	FILE NO. DRC2005-00044
EFFECTIVE DATE February 17, 2006	781-5606		
SUBJECT Request by Mike Knodl for a Minor Use Permit to allow the partial conversion of an existing barn into a 900 square foot winery. The project will not result in any site disturbance to the 8-acre parcel. The proposed project is within the Rural Lands and use category and is located at 4580 Parkhill Road approximately 250 feet east of La Entrada approximately 8 miles east of the community of Santa Margarita. The site is in the Las Pilitas planning area.			
RECOMMENDED ACTION Approve Minor Use Permit file number based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION A Class 3 exemption Categorical Exemption was issued on December 12, 2005.			
LAND USE CATEGORY Rural Lands	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 070-211-028	SUPERVISOR DISTRICT(S) 5
PLANNING AREA STANDARDS: None Does the project meet applicable Planning Area Standards: Not applicable			
LAND USE ORDINANCE STANDARDS: Agricultural Processing Uses 22.30.070 Does the project conform to the Land Use Ordinance Standards: Yes - see discussion			
FINAL ACTION This tentative decision will become final action on the project, effective on the 15 th day following the administrative hearing, or on February 17, 2006 , if no hearing was requested unless this decision is changed as a result of information obtained at the hearing or is appealed.			
EXISTING USES: Two single family residences, barns and accessory buildings			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Rural Lands/scattered residences <i>East:</i> Rural Lands/scattered <i>South:</i> Rural Lands/scattered residences <i>West:</i> Rural Lands/scattered			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER □ SAN LUIS OBISPO □ CALIFORNIA 93408 □ (805) 781-5600 □ FAX: (805) 781-1242			

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, Ag Commissioner, CDF, RWQCB, Santa Margarita Advisory	
TOPOGRAPHY: Gently rolling	VEGETATION: Vineyard, grasses
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: CDF	ACCEPTANCE DATE: December 5, 2006

LAND USE ORDINANCE STANDARDS: The applicant is requesting a Minor Use Permit for a small winery, approximately 200 cases, to be established within an existing barn. There is no on-site retail sales, wine tasting or special events requested. The application meets all applicable standard for agricultural processing.

COMMUNITY ADVISORY GROUP COMMENTS: No comments received

AGENCY REVIEW:

Public Works- Driveway approach should be brought up to current County standards
Environmental Health –Standard well/septic conditions
Ag Commissioner- No comments received
CDF - No comments received

LEGAL LOT STATUS:

The parcel was legally created by a recorded lot line adjustment COAL 99-0312.

Staff report prepared by Karen Nall and reviewed by Kami Griffin

EXHIBIT A - FINDINGS

CEQA Exemption

- A. The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Section 15303 because the project is a conversion of an existing building to another use where only minor modifications are made to the exterior of the structure.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the proposed winery does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the proposed winery will be in an existing barn and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Parkhill Road, an arterial road constructed to a level able to handle any additional traffic associated with the project

EXHIBIT B - CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes the partial conversion of an existing barn into a 900 square foot winery. No retail sales, wine tasting or special events are authorized.

Conditions required to be completed at the time of application for construction permits

Site Development

2. **At the time of application for construction permits** plans submitted shall show all development consistent with the approved site plan, floor plan, architectural elevations.
3. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable

Fire Safety

4. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the CDF/County Fire Department for this proposed project.

Services

5. **At the time of application for construction permits**, the applicant shall submit evidence that there is adequate water to serve the proposal, on the site.
6. **At the time of application for construction permits**, the applicant shall submit evidence that a septic system, adequate to serve the proposal, can be installed on the site.

Conditions to be completed prior to issuance of a construction permit

Fees

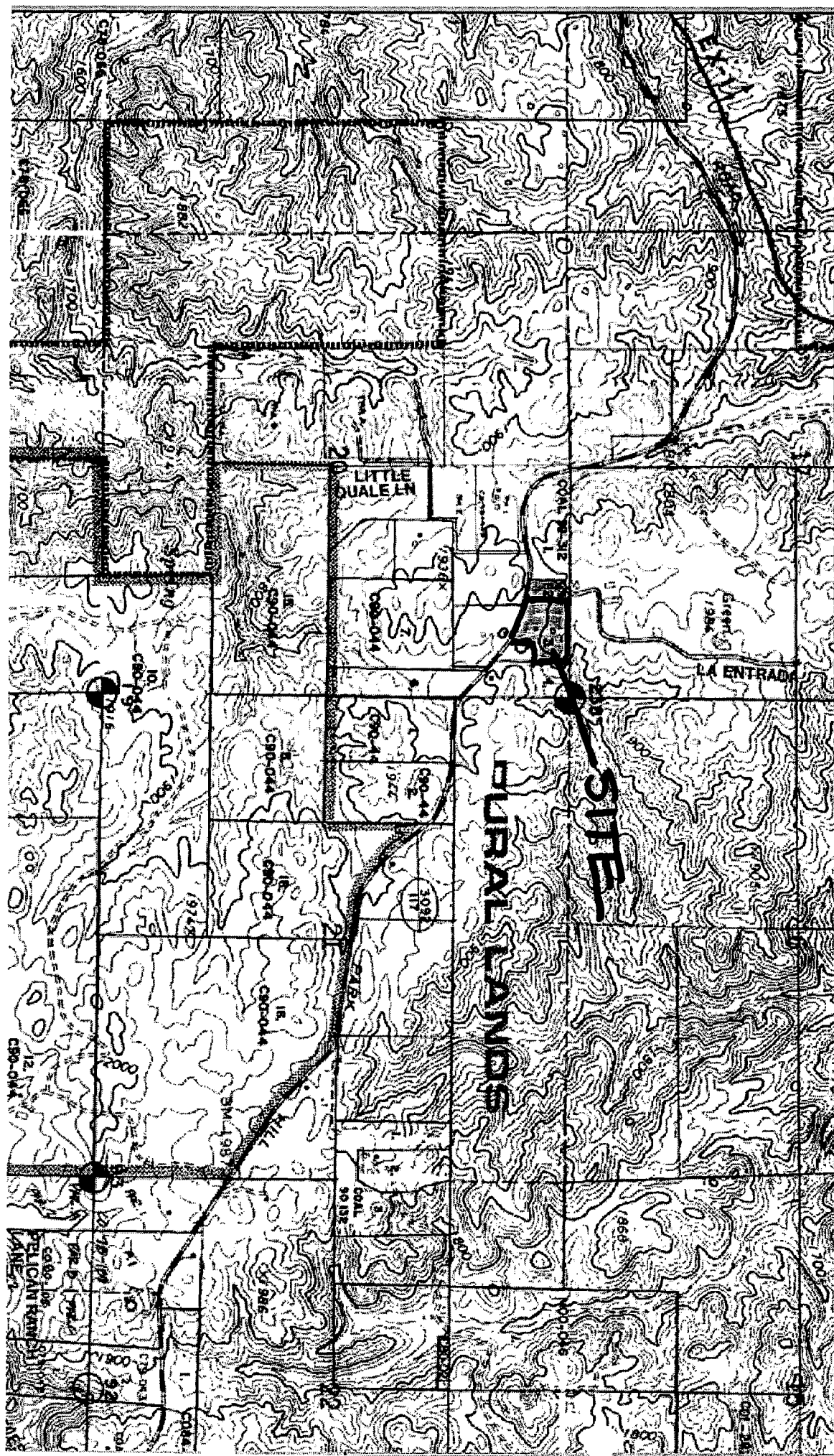
7. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

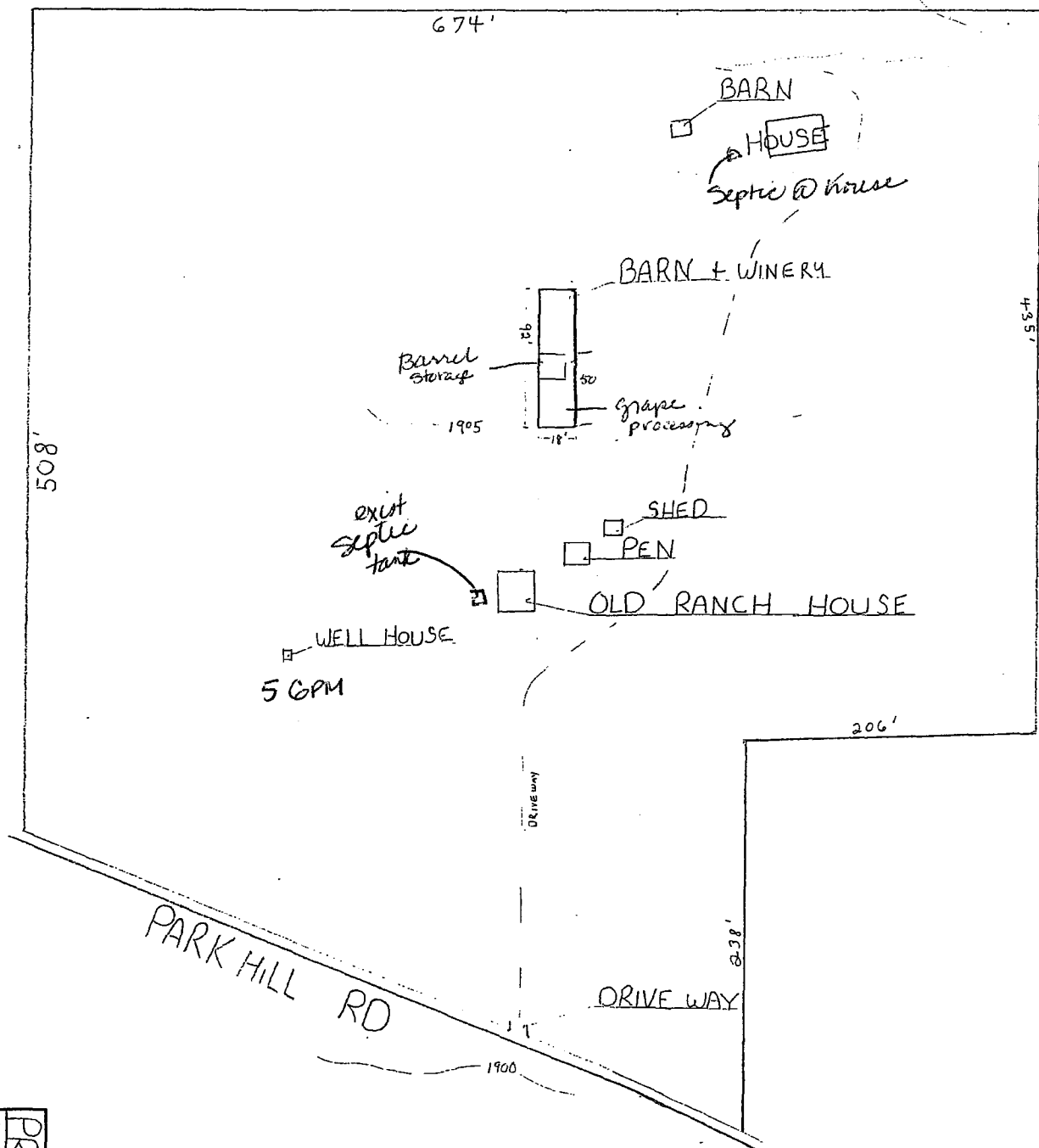
Conditions to be completed prior to occupancy or final building inspection /establishment of the use

8. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from CDF of all required fire/life safety measures.
9. **Prior to final inspection**, the existing driveway shall be improved to meet current county standards. Plans for improving the driveway shall be reviewed and improved by County Public Works. An encroachment permit may be necessary in order to complete the improvements.
10. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

On-going conditions of approval (valid for the life of the project)

11. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
12. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.





ALL BUILDINGS ARE
EXISTING

PREPARED BY:
OWNER
MIKE KNOOL
1580 PARK HILL RD
SANTA MARGARITA (805-4384550)

PRIVATE WINERY BLUE BELLY ESTATE	
SCALE: 1" = 100'	APPROVED BY:
DATE: 8-17-05	DRAWN BY: MK
	REVIEWED:
SITE LAYOUT PLAN	
	DRAWING NUMBER: #1

